

It is agreed that within a reasonable time after the opening of said cafeteria, the Lessee will submit to Lessor proper written evidence showing that all of the terms and conditions of the immediately preceding paragraph of this lease have been fully complied with and Lessor agrees that upon the submission of said evidence, if the same properly shows that all of the terms and conditions of said paragraph have been fully complied with, a letter will be furnished the Lessee, signed by The Peoples National Bank of Greenville, South Carolina, as agent for Janie R. Aiton, and also by Janie R. Aiton, to the effect that all of the terms and conditions of said paragraph of this lease have been fully complied with, and the said Bank and Janie R. Aiton agree that they will not unreasonably withhold their approval of the said evidence and the issuance of said letter.

The lessee agrees at all times during the continuance of this lease to maintain the building situate upon said premises and all improvements and additions in connection therewith and all fixtures and equipment in connection with the operation of its business, in a condition that will constitute and render the same modern in every respect for the purpose of conducting therein a first class cafeteria.

It is understood and agreed that the lessor herein is to pay to the Albert J. Quigley Company commissions for negotiating this lease, on the prevailing basis as established by the real estate board of Greenville, said commissions to be paid annually on all rental collected if and as the same is collected, during the continuance of this lease.

It is further understood and agreed that if any installment of rental is due and unpaid for a period of thirty days, this lease shall thereupon terminate at the option of the Lessor. Likewise, in the event any of the other terms and provisions of this lease or of the rider hereto attached are violated, and the Lessee fails to cure or make good such violation within thirty days after notice in writing of such